



An
Bord
Pleanála

Board Order ABP-319130-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23B/0499

Appeal by David and Elaine Greene of 4 Anne Devlin Road, Rathfarnham, Dublin against the decision made on the 1st day of February, 2024 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a first floor extension over existing single storey extension to rear. Demolition of existing chimney to rear, new doorway to side elevation and alterations to existing window to side elevation and window to front elevation, all associated alterations and demolitions, internal alterations, site, drainage, landscaping and ancillary works at Number 4 Anne Devlin Road, Rathfarnham, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the grounds of appeal, the residential zoning objective for the area, the established pattern of development in the vicinity, the policy framework provided by the South Dublin County Development Plan 2022-2028, including the requirements of the South Dublin County Council House Extension Design Guide, 2010, it is considered that the proposed first-floor rear bedroom extension would represent a reasonable improvement of accommodation on site, would not seriously injure the amenity of neighbouring residential properties and would, therefore, be in accordance with the proper planning and sustainable development of the area.




Stephen Bohan

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this 2nd day of October 2024